



PALMDALE

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JAMES C. LEDFORD, JR.  
Mayor

MIKE DISPENZA  
Mayor Pro Tem

STEVEN D. HOFBAUER  
Councilmember

STEPHEN KNIGHT  
Councilmember

TOM LACKEY  
Councilmember

March 22, 2007

HOUSING POLICY  
DEVELOPMENT, HCD

MAR 26 2007

Department of Housing  
and Community Development  
1800 Third Street, Suite 430  
P.O. Box 952053  
Sacramento, California 94252-2053  
Attn: Lynn Jacobs, Director

**Re: Annual Report on the City of Palmdale General Plan**

Dear Ms. Jacobs:

In accordance with Section 65400 of the Government Code, we are enclosing a copy of the City of Palmdale's annual report on the implementation of its General Plan. This report covers the period from January 1, 2006 through December 31, 2006 and was reviewed by the City of Palmdale City Council on March 21, 2007.

If you have any questions, please contact me at (661) 267-5200.

Sincerely,

Asoka Herath  
Director of Planning

Auxiliary aids provided for

communication accessibility

upon 72 hours' notice and request.



P A L M D A L E

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**2006 Annual Report  
On  
Implementation  
Of the  
City of Palmdale General Plan**

**Reviewed on March 21, 2007  
By the City Council of the  
City of Palmdale**

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## **Introduction**

Government Code Section 65400(b) requires that all California cities provide a yearly report on the status of the General Plan and how it is progressing toward implementation of its stated goals.

## **Accomplishments**

New development can be a good measure of the effectiveness of a city's General Plan; therefore, the 2006 Annual Report to the Governor highlights the development activity the City has experienced over the past year. The report includes a summary of approved entitlements and building permit activity as well as public facility improvements and discusses how the City is progressing in terms of meeting its regional housing need allocation.

Between January 1, 2006 and December 31, 2006, new housing starts totaled 1,279 single-family and multi-family units. This includes eighty-nine new multi-family units for low-income seniors, which began construction during this period. Twenty-nine commercial and industrial construction permits were issued during this same time period. A total of 1,233 miscellaneous structures, residential alterations, carports/garages, and other permits were approved in 2006 by the Building and Safety Department. In total approximately \$3,411 million in construction valuation for all permits was issued in Palmdale during the year.

The Planning Department is responsible for reviewing current development proposals and ensuring consistency with the General Plan. The Department facilitates public hearings held by the Planning Commission twice a month. In addition, the Planning Director acts as Hearing Officer over Site Plan Review hearings. As shown in Table 1, a total of 75 development projects were approved in 2006, including eight legislative acts such as zone changes, zoning ordinance amendments and general plan amendments. Many of these actions help meet long-term goals as stated in the Land Use, Community Design, Housing, Public Services, Parks, Recreation and Trails and Environmental Resources Elements of the General Plan to accommodate new development that adds value to the community, provides housing opportunities and increase job opportunities for residents.

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**Table 1. Development Activities/Projects Approved**

Development Application	General Plan Consistency
1. Conditional Use Permit 05-26; construct a 9,235 square foot fire station on 1.41 acres.	This fire station located within the City Ranch Specific Plan area provides public services necessary to protect the health, safety and welfare of the surrounding community, consistent with Public Services Element Goal PS5.
2. Planned Development 05-01/Tentative Tract Map 061941: comprehensive plan to subdivide 60 acres into 121 single family lots, including a park and two drainage channels.  3. Tentative Parcel Map 067515 and Minor Exception 06-43; subdivide 2.01 acres into 2 lots with reduced lot width. 4. Tentative Parcel Map 065614; a request to subdivide 3.12 acres into 2 lots.	Density is within the applicable General Plan density range of 0-3 dwelling units per acre (du/ac) and conforms to design standards and locational criteria established under the Single Family Residential 2 land use designation, consistent with Land Use Element Policy L3.1.1.4.
5. Variance 06-04, Tentative Tract Map 064156 and Site Plan Review 2-06-2; request to include private yard area for 30% required open space, create one lot subdivision for condominium purposes and develop 70 detached condominium units on 9.50 acres. 6. Tentative Tract Map 062693 and Site Plan Review 3-06-1, creates one lot for condominium purposes and develop 48 units on 5.44 acres.	Densities of 7.3 to 8.8 du/ac are within the Medium Residential General Plan land use density range of 6.1-10 du/ac, consistent with Land Use Element Policy L3.1.1.6.
7. Tentative Parcel Map 068233; a request to subdivide 2.78 acres into 2 parcels.	Creates parcels having access from an improved right-of-way that are adequate in size for development of industrial uses, consistent with the General Plan Land Use designation of Industrial.

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<ol style="list-style-type: none"> <li>8. Tentative Tract Map 063008: subdivide 10.3 acres into 41 lots, including two detention basin lots.</li> <li>9. Tentative Tract Map 53342 Time Extension: subdivide 34.07 acres into 101 lots, including one open space lot.</li> <li>10. Tentative Tract Map 47510: subdivide 2.4 acres into 8 single-family lots.</li> <li>11. Tentative Tract Map 062553; a request to subdivide 25.9 acres into 85 lots.</li> <li>12. Tentative Tract Map 063727; a request to subdivide 2.4 acres into 8 lots.</li> <li>13. Tentative Tract Map 060162 Time Extension; a time extension to subdivide 5 acres into 16 lots</li> <li>14. Tentative Parcel Map 063313; a request to subdivide 1.3 acres into 4 lots.</li> <li>15. Tentative Tract Map 067014; a request to subdivide 20.55 acres into 68 lots.</li> <li>16. Tentative Tract Map 060050; a request to subdivide 30.68 acres into 66 lots.</li> <li>17. Tentative Tract Map 060008 Time Extension; a time extension to subdivide 86.2 acres into 282 lots.</li> <li>18. Tentative Tract Map 53920 Time Extension; a time extension to subdivide 59.7 acres into 229 lots.</li> <li>19. Tentative Tract Map 062552; a request to subdivide 18.9 acres into 57 lots.</li> <li>20. Tentative Tract Map 061045; subdivide 20 acres into 65 lots.</li> <li>21. Tentative Tract Map 53067 Time Extension; a time extension to subdivide 19.95 acres into 68 lots.</li> <li>22. Tentative Tract Map 062213; a request to subdivide 10 acres into 34 lots.</li> <li>23. Tentative Tract Map 061731; a request to subdivide 10 acres into 37 lots.</li> <li>24. Tentative Tract Map 065278; a request to subdivide 5 acres into 17 lots.</li> <li>25. Variance 06-02 and Tentative Parcel Map 064841; reduce lot depth and subdivide 1.25 acres into 3 lots.</li> <li>26. Tentative Tract Map 062333; a request to subdivide 7.18 acres into 23 lots.</li> </ol>	<p>Densities are within the applicable General Plan density range of 3.1-6 dwelling units per acre; subdivisions conform to design standards and locational criteria established under the Single Family Residential 3 General Plan land use designation, consistent with Land Use Element Policy L3.1.1.5; and are consistent with Land Use Element Policy L3.2.4 requiring a minimum lot size of 7,000 square feet for residential subdivisions.</p>
<ol style="list-style-type: none"> <li>27. Conditional Use Permit 03-02 Major Modification; a request to add 16,638 square feet of retail on 1.26 acres to an existing shopping center.</li> </ol>	<p>Consistent with General Plan land use designation Neighborhood Commercial and Land Use Element Goal L4, permitting establishment of retail stores to serve neighborhood needs and provide economic benefit to the City.</p>

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28. Variance 05-05 and Site Plan Review 4-05-1: develop 3.68 acres into eight commercial self-storage buildings totaling 61,366 sq.ft. and 18,310 sq.ft. of covered vehicle storage with reduced parking and setback requirements.	Consistent with General Plan land use designation of Commercial Manufacturing and with Land Use Element Policy L5.2.2 and Community Design Element Policy CD 10.1.2 ensuring compatibility between industrial developments with adjacent uses. Increased setbacks & architectural enhancements comply with Community Design Element Policy CD 10.2.6, which requires larger buildings to provide greater setbacks and avoid long, monotonous building facades to create diversity.
29. Tentative Parcel Map 066944 and Site Plan Review 4-06-5; create a one lot condominium map and construct a 60,576 square foot industrial complex. 30. Tentative Tract Map 067620 and Site Plan Review 7-06-4; proposals to create a lot for condominium purposes and develop 315,264 square foot industrial space on 19 acres. 31. Tentative Parcel Map 06492; one lot condominium map on 5.55 acres. 32. Specific Plan Amendment 05-03/Tentative Parcel Map 062502/Conditional Use Permit 05-03; amend the Palmdale Trade and Commerce Center Specific Plan to modify the maximum height limitation in the MX designation, subdivide 7.93 acres into three lots and develop a 71,700 square foot hotel and 21,850 square foot office building.	Consist with Land Use Element Goal L.4 by providing more opportunities for a variety of different types of businesses that may otherwise be limited by the current height limitation of 35 feet. Parcels conform to minimum lot size, design standards, and location criteria for the land use designation of Palmdale Trade and Commerce Center Specific Plan which was established to accommodate and promote the development of regional commercial uses and related supportive uses including research and development uses.
33. Density Bonus Agreement 05-01/Site Plan Review 5-04-1: 20% density increase to develop four acres into 48 multi-family residential units. 34. Variance 06-06, Density Bonus Agreement 06-02, Tentative Parcel Map 065305 and Site Plan Review 2-06-4; reduce setback, subdivide 9.8 acres into 2 lots, develop 2.6 acres into 62 senior housing units, and provide 50% density increase.	Allows construction of 48 dwelling units available for low and very low-income residents and develop 62 senior housing units consistent with Housing Element Policy H1.1.2 that encourages the use of incentives to build new affordable units and is consistent with Community Design Element Objective CD 5.1 that requires site designs for multiple family developments to relate to surrounding property with respect to building locations, orientation, massing and setbacks.
35. Conditional Use Permit 06-18; a proposal to develop 9,563 square foot recreation center on 4.7 acres.	Design standards, grading standards, and development standards contained in the Ritter Ranch Specific Plan have been incorporated into the project.
36. Site Plan Review 8-06-2; a request to add 2,702 square feet to an existing shopping center on .73 acres.	Community Commercial General Plan land use designation permits establishment of restaurant use. Site conforms with Land Use Policy L4.2.15 that ensures that commercial development integrates design elements, such as parking, landscaping, access and building orientation with an overall development plan.

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37. General Plan Amendment 05-03/Zone Change 05-06: change the General Plan land use designation from Office Commercial to Medium Residential on 5.44 acres and from Office Commercial to Community Commercial on 27.04 acres; rezone it from Office Commercial to Medium Residential and General Commercial.	Consistent with Land Use Element Objective L1.3 promoting compatibility between land uses which have different functions, requirements and impacts; and with Policy L4.2.8 establishing siting criteria for commercial land uses that are free from major topographical variations, and will be located and designed to minimize interface conflicts with adjacent residential uses through building siting, setbacks, landscaping, and architectural enhancements located at the intersection of two major arterial streets.
38. Conditional Use Permit 05-20: establish a 10,000 sq.ft. church use in an existing building.	Office Commercial land use designation permits church uses in compliance with design guidelines.
39. Tentative Parcel Map 062644/Site Plan Review 12-05-3: subdivide 4.59 acres into three lots and construct a 46,095 sq.ft. three story hotel with 81 rooms on Parcel 3. 40. Site Plan Review 2-06-3/Tentative Parcel Map 066569: subdivide 4.14 acres into two parcels and develop 2.51 acres with a 11,087 sq.ft. restaurant. 41. Tentative Parcel Map 067481; a request to subdivide 7.20 acres into 3 commercial lots.	Consistent with Planned Development and Mixed Use designations and development standards contained in the Palmdale Trade and Commerce Center Specific Plan adopted under the General Plan.
42. Variance 05-08/Conditional Use Permit 05-08: reduce landscape setback and legalize an existing church use.	Consistent with Single Family Residential 3 General Plan land use designation which permits religious assembly uses and requirements to provide an eight foot high wall and limit hours of operation are consist with General Plan Land Use Element Policy L1.3.3 techniques be employed to increase compatibility between land uses.
43. Tentative Parcel Map 065576/Site Plan Review 12-05-4: subdivide 5.33 acres into one condominium lot and develop a 69,880 sq.ft. office/warehouse use in five buildings.	Consistent with Mixed Use designation and development standards contained in the Palmdale Trade and Commerce Center Specific Plan adopted under the General Plan.
44. Vesting Tentative Tract Map 51508-03: subdivide 92.3 acres into four lots and two park sites and a storm drain channel. 45. Vesting Tentative Tract Map 063145: subdivide 50.65 acres into 240 single-family lots, two open space lots and two parks. 46. Vesting Tentative Tract Map 51606 Major Modification; a request to add a lot to a previous approval of a subdivision of 12.1 acres into 60 lots.	Consistent with the Single Family Attached designation and with the number of units and rules for transference of units as set out in the Ritter Ranch Specific Plan.
47. Conditional Use Permit 05-19: develop 5.1-acre commercial center including retail, office and restaurant uses with sale of alcoholic beverages within six buildings totaling 63,464 sq.ft.	Consistent with the Neighborhood Commercial General Plan land use designation which permits establishment of commercial development including freestanding restaurants, drive through restaurants, retail and office uses, which serve the neighborhood market area.

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<p>48. Conditional Use Permit 06-01: allow an alcohol use within an existing restaurant.</p> <p>49. Conditional Use Permit 06-07: allow the sale of alcoholic beverages for a restaurant.</p> <p>50. Conditional Use Permit 06-15; allow the sale of alcoholic beverages for a restaurant.</p> <p>51. Conditional Use Permit 06-09; a request to allow sales of alcoholic beverages within an existing restaurant.</p> <p>52. Conditional Use Permit 06-10; a request to establish an alcohol use within an existing restaurant.</p> <p>53. Zoning Ordinance Amendment 06-02 and Conditional Use Permit 06-13; amends the Zoning Ordinance by incorporating a waiver process and allows establishments of an alcohol sales use.</p> <p>54. Conditional Use Permit 00-03 Major Modification #2; set operational hours for a banquet facility.</p>	<p>Consistent with the Regional Commercial General Plan land use designation, which promotes development of restaurant uses.</p>
<p>55. Conditional Use Permit 88-7 Major Modification; modify existing sign program for the Antelope Valley Mall.</p>	<p>Consistent with the Regional Commercial General Plan land use designation which is intended for the establishment of regional commercial centers and associated signage.</p>
<p>56. General Plan Amendment 05-04/Zone Change 05-03/Site Plan Review 10-04-1: amend the General Plan land use designation from Office Commercial to Community Commercial; change the zoning from Office Commercial to General Commercial on 8.6 acres; and develop 6.6 acres with four buildings totaling 56,500 sq.ft.</p>	<p>Consistent with Community Commercial General Plan land use designation which allows development similar and compatible to adjacent land uses; and conforms to all applicable goals, objectives, policies, and standards contained in the General Plan.</p>
<p>57. Variance 06-01: reduce required lot depth on one lot in Tentative Tract 062371</p> <p>58. Variance 06-03: reduce required lot depth for five lots &amp; minimum rear yard setback for one lot in Tentative Tract 51451</p> <p>59. Variance 06-09; reduce front, side and rear setbacks.</p>	<p>Variance applications require consistency only with the provisions of state law and the Zoning Ordinance. Associated subdivision maps required consistency with the General Plan at the time they were approved.</p>
<p>60. Conditional Use Permit 05-30: construct a 35,372 sq.ft. retail center on 4.09 acres consisting of a drug store with drive-through pharmacy and alcohol sales, retail shops and a drive-through restaurant.</p>	<p>Neighborhood Commercial General Plan land use designation permits uses serving the immediate neighborhood community market area and includes design guidelines that provide buildings with architectural features and materials compatible with the surrounding area, a site lay-out with convenient vehicular circulation and pedestrian access.</p>
<p>61. Conditional Use Permit 06-06: allow continued operation of an existing incidental off-sale alcoholic beverage establishment.</p>	<p>Community Commercial General Plan land use designation permits establishment of supportive commercial uses including an incidental off-sale of alcoholic beverages.</p>



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<p>62. Conditional Use Permit 02-11 Major Modification; a request to construct a 65-foot telecommunication monopole.</p> <p>63. Conditional Use Permit 05-21; placement of a wireless telecommunication facility.</p> <p>64. Conditional Use Permit 05-16: construct a major communication facility consisting of a 60 foot high monopole.</p> <p>65. Conditional Use Permit 05-17; placement of a wireless communication facility.</p>	<p>Promotes General Plan Public Services Element Goal PS8, which encourages and facilitates a wide variety of communication services. Provides expanded communication capability, while avoiding potentially offensive aesthetic impacts, and lessening health and safety risk exposure to persons by virtue of its placement away from residentially zoned property.</p>
<p>66. Density Bonus Agreement 06-01/Site Plan Review 4-06-6: increase permitted density by 80% in accordance with city standards and construct 81 affordable senior housing units.</p>	<p>Consistent with the General Plan Medium Residential land use designation that permits construction of multi-family housing and Community Design Element Objective CD 5.1 that requires site designs for multiple family developments to relate to surrounding property with respect to building locations, orientation, massing and setbacks. Promotes construction of new housing affordable to all income groups pursuant to Housing Element Goal H1; encourages development of new affordable units through the provision of incentives pursuant to Policy H1.1.2; encourages development of housing affordable to lower income groups in areas well served by public transportation, school, retail and other services pursuant to Policy H1.1.3; and complies with Program H1.B Density Bonus Ordinance of the General Plan Housing Element that provides a bonus for housing developers that provide housing for very low and low income senior residents.</p>
<p>67. Tentative Parcel Map 066557/Conditional Use Permit 06-04: subdivide 8.64 acres into seven parcels; develop 83,500 sq.ft. of office space on seven acres and construct a 52,000+sq.ft. hotel on 1.73 acres.</p> <p>68. Variance 06-05 and Site Plan Review 2-06-7; a request to reduce setbacks and to add 12,160 square feet to an existing retail center.</p> <p>69.</p>	<p>Consistent with Community Commercial land use designation because it creates parcels sufficient in size to accommodate office and retail uses, provides access from an arterial street and conforms to General Plan Community Design Element design standards.</p>
<p>70. Specific Plan Amendment 06-01, Tentative Tract Map 062490 and Site Plan Review 4-06-4, and Tentative Tract Map 066868 and Site Plan Review 4-06-3; applications to amend the Rancho Vista Specific Plan, subdivide 12.03 acres and construct 155 condominium and town home units, and subdivide and develop 23.84 acres into 280 condominium and town home units.</p>	<p>Located within the Rancho Vista Specific Plan which is consistent with the General Plan Land Use Map.</p>

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71. Conditional Use Permit 05-05; a request to construct 95,890 square foot pre-mixed concrete packaging facility.	Consistent with the General Plan Land Use designation of MRE (Mineral Resource Extraction).
72. Environmental Impact Report 06-02, Conditional Use Permit 06-03 and Tentative Parcel Map 066322; applications to subdivide 46.65 acres into 17 commercial parcels, develop a 522,766 square foot shopping center and an EIR to analyze impacts.	Community Commercial General Plan Land Use designation permitting development of retail shopping centers.
73. Conditional Use Permit 05-12; a request to construct a 52,008 square foot hotel on 1.73 acres.	Community Commercial General Plan Land Use designation intended to develop hotel uses.
74. Conditional Use Permit 06-08; a request to allow the construction of a 16,400 square foot library.	Consistent with the General Plan Land Use designation of PF (Public Facilities).
75. Variance 06-10 and Site Plan Review 7-06-1; requests for a reduce side yard setback and to develop three multi-family units.	Consistent with the General Plan Residential Land Use designation that permits construction of multi-family housing and Community Design Element objective CD5.1 which require site designs for multi-family site designs to relate to surrounding property with respect to building location and setbacks.

Summary of approved development applications for year 2006 is shown below:

Type	Units or Building Size	Acreage
Single Family Residential	1,824 lots	684.11
Multi-Family Residential	699 units	58.56
Commercial/ Retail/Service	989,228 sq.ft.	104.2
Hotel	180 rooms	2.3
Personal Storage	61,336 sq.ft.	3.68
Industrial	541,610 sq.ft	42.03

The **Land Use Element** contains a blueprint for long-term growth and development of the City. It also serves as a guide for the day-to-day operational decisions of City staff. In addition to the above-listed entitlements, a General Plan Amendment was approved during the year as noted in Attachment 1. Amendments such as these keep the General Plan up to date, alleviating the need for wholesale changes to the land use plan under the City's current vision for future development. The development proposals approved in Table 1 were all clearly found to be consistent with the provisions of the Land Use Element as well as the land use designations contained in the Land Use Map. Therefore, the approval of each new entitlement further implements this element of the General Plan.

The **Circulation Element** addresses the City's plans to upgrade and expand its pedestrian walkways, surface streets, arterial and regional highways, public transportation, rail service and air service. In addition to street improvements construction in conjunction with new development, during 2006 the City contracted with a consultant to conduct traffic model when completed, will help the City determine whether the circulation plan will be adequate to accommodate future growth. Further reporting on the results of that effort will be addressed a future annual report. In addition to initiating a study of the future street system, the City has begun design work, initiated or completed construction of the following improvements to improve traffic on the current street system:

- Avenue S Corridor Improvement Project. \$23 million major widening project for Avenue S expanding a major arterial street from two lanes to four lanes between the Antelope Valley Freeway (State Route 14) and 20<sup>th</sup> Street East has been completed in 2006. The project included a Class I bike path, replacement of a railroad overpass with two new bridges, installation of new traffic signals, improved Metrolink rail crossing, relocated water lines, landscaping and drainage improvements. Interconnecting traffic signals between SR14 and 40<sup>th</sup> Street East was included as a part of this project.
- Rancho Vista Boulevard Grade Separation at Sierra Highway/Railroad: Street widening, grade separation with an underpass and right-of-way acquisition. Federal, state and local government project in design.
- Avenue R and 15<sup>th</sup> Street East Improvements: Widened the northwest corner of 15<sup>th</sup> Street East and Avenue R.
- 20<sup>th</sup> Street West at Amargosa Creek: Improvement of 20<sup>th</sup> Street West between Avenue P-8 and Elizabeth Lake Road is a critical transportation element that will benefit the general public and provide a link between upstream development north of Avenue P-8 and downstream commercial/residential developments associated with the 5,000± unit Anaverde and 7,000± unit Ritter Ranch developments. Improvement plans have been completed in 2006.
- Palmdale Boulevard and 47<sup>th</sup> Street East Roundabout: Improve the four-way intersection of Palmdale Boulevard and 47<sup>th</sup> Street East by constructing a 197-foot diameter roundabout, which is scheduled for construction in 2008.

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- Rancho Vista Boulevard Widening/3<sup>rd</sup> Street East to 10<sup>th</sup> Street East: Revisions to the alignment of the street, centerline, right-of-way requirements, utility relocation, drainage, and bikeway improvement project. Design has been completed in 2006.
- Tierra Subida Avenue Corridor Improvements: Roadway improvements along Tierra Subida Avenue from the new Palmdale Regional Medical Center site south Avenue S. Currently in Phase 2 of this three phase project.
- Sierra Corridor Bikeway Enhancement: Minor roadway widening, landscaping and irrigation improvements, installation of street lights, benches, trash receptacles, and construction of a rest area along the west side of Sierra Highway between Technology Drive and 6<sup>th</sup> Street East.

The **Public Services Element** presents a plan for ensuring that services and infrastructure including water, sewer, storm drainage, police and fire protection, power, natural gas, telephone, solid waste disposal, cable, library, hospital and school services will be available to permit orderly growth and promote public health, safety and welfare. All new development is required to provide infrastructure improvements in accordance with adopted City standards. Major public improvements that have taken place in 2006 to implement the Public Services Element include the following:

- Avenue O Basin Repair: Repair embankment levee separating two basins, sides and surface water channel of the basin. Project has been completed in 2006.
- 22<sup>nd</sup> Street East, 35<sup>th</sup> Street East, 40<sup>th</sup> Street East Storm Drain: Construct storm drain improvements.
- Barrel Springs Basin: Design and construct a regional flood control facility on a 40-acre parcel owned by the City. The need for this basin has been identified under the City's Master Plan of Drainage.
- Traffic Signal Program: Provide street improvements for streets including signing/stripping, storm drain, and traffic signal system, including video detection.
- Palmdale Regional Medical Center/Senior Housing Infrastructure. In anticipation of construction of a new hospital in Palmdale, the City has constructed public and utility infrastructure on Palmdale Boulevard and Tierra Subida Avenue, including roadway, traffic signals, streetlights, storm drainage, sanitary sewer, water and dry utilities for the project. Project has been completed in 2006.

- Godde Hills Estates Sewer Improvements: Provide sewer improvements to the existing neighborhood.

The **Safety Element** of the General Plan presents a plan for minimizing natural and man-made hazards to public health and safety. In this regard and in accordance with the Federal Disaster Mitigation Act of 2000, the City has drafted a natural disaster mitigation plan. The local mitigation plan process places emphasis on reducing risks and ensuring effects from natural hazards through pre-event risk identification, assessment, and mitigation. Following review by FEMA, the plan will be sent to the City Council for approval in 2007.

The **Noise Element** sets guidelines for development in order to prevent noise and land use conflicts. Noise studies are routinely required for new residential development proposed along major arterial streets, railroad and within an adjacent to AICUZ (Air Installation Compatible Zone Use) and mitigation measures are then incorporated into the project that meet the guidelines contained in the General Plan Noise Element.

The **Housing Element** of the General Plan analyzes the community's housing needs and identifies a set of goals, quantified objectives, financial resources as well as a schedule of programs for preserving, improving and developing new housing units. The following housing projects have been approved, implemented or in process during 2006:

- Rental Housing Inspection Program: The Building and Safety Department started implementation of a new inspection program affecting all rental housing in the City. An ongoing building inspection process for all rental units in the City will now be required in order to ascertain minimum Housing Code compliance, which includes handicap access requirements. This inspection program is consistent with General Plan Housing Element Program H5.H, which promoted annual or biannual inspection of multifamily housing units for compliance with accessibility provisions in force at the time the buildings were built.
- Courson Connection Infrastructure, Senior Center and Senior Housing Projects: The Community Redevelopment Agency and Southern California Housing Corporation are currently developing land connecting the civic center with the City's existing Courson Park for future senior citizen housing, a senior center and a park. This project is consistent with General Plan Housing Element Goal H1 which promotes construction of new housing affordable to all income groups and Goal H5 to provide for households with special needs.

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- Palmdale Regional Hospital Senior Housing: This proposed 80+ senior housing project will compliment improvement of the new Palmdale UHS Medical Center planned on Tierra Subida Avenue south of Palmdale Boulevard.
- Avenue R and 27<sup>th</sup> Street East: These 80+ low-income senior housing units are currently under construction.
- Global Premier Developments: Four separate projects to provide low-moderate income rental units and senior housing within Palmdale. Projects are already under construction, approved or in process.

SCAG's Regional Council approved a construction goal for new housing of 9,877 units for Palmdale during the planning period 2000-2005<sup>1</sup> under its Regional Housing Needs Assessment (RHNA). This housing goal is reflected in the City's General Plan Housing Element, which has been certified by the California Department of Housing and Community Development (HCD). The number of housing units identified under the RHNA by income level is shown in Table 2.

**Table 2. Future Housing Needs According to SCAG's adopted Regional Housing Needs Assessment (RHNA<sup>2</sup>)**

INCOME LEVEL	NUMBER OF UNITS	PERCENT
Very Low (50% or less of median)	1,974	20%
Low (51 to 80% of median)	1,521	15%
Moderate (80% to 120% of median)	2,487	25%
Above Moderate (>120% of median)	3,895	40%
TOTAL	9,877	100%

Table 3 shows a breakdown of new construction housing units since January 1998. To date, the City has achieved approximately 94% of SCAG's total new housing construction goal. If new housing construction continues to increase for the next few years as it has been over the past year, the City may achieve 9,877 additional new units; however, the target household income levels set forth is SCAG's RHNA allocation will not likely be met.

<sup>1</sup> The California Department of Housing and Community Development has extended the deadline for the next RHNA within the SCAG region to June 30, 2008.

<sup>2</sup> The Regional Housing Needs Assessment counts all units constructed between January 1998 and June 2008.

**Table 3. New Housing Units Constructed by Income Level**

FISCAL YEAR	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL UNITS
January 1998-June 2000	228	116	250	1,248	1,842
FY2000-2001			125	632	757
FY2001-2002			140	636	776
FY2002-2003	3	12	175	898	1,088
FY2003-2004		2	150	903	1,055
FY2004-2005				1,748	1,748
FY2005-2006		89		1,461	1,550
July 2006-Dec. 2006				441	441
<b>TOTAL:</b>	<b>231</b>	<b>219</b>	<b>840</b>	<b>7,967</b>	<b>9,257</b>

The Housing Element also contains objectives for meeting housing rehabilitation loans, down payment assistance, and loans for first-time homeowners and emergency grants, as reflected in Table 4.

**Table 4. Other Housing Objectives by Income Level**

TYPE OF OBJECTIVE	VERY, VERY LOW	VERY LOW INCOME	LOW INCOME	MODERATE INCOME	TOTAL
Single Family Rehab Program	0	0	3	0	3
Mortgage Assistance Loans			2		2
Mobile Home Grants**	6	13	4	0	23
Emergency Grants*	30	26	0	0	56
<b>TOTAL:</b>	<b>36</b>	<b>39</b>	<b>9</b>	<b>0</b>	<b>84</b>

\* This program is only for very low-income households

The **Parks, Recreation and Trails Element** of the General Plan guides future development of parks, recreational facilities, multi-use trails, bikeways and open space areas for city residents. As the City's population increases, so does the need for active park acreage. The Element identifies a need for three acres of active parkland per 1,000 residents. The amount of active parkland the City now operates totals approximately 278 acres. This equates to approximately 1.9 acres of active parkland per 1,000 residents. The City owns an additional 235± acres of undeveloped parkland, which is anticipated to be improved as funding becomes available.

Policies contained in the **Community Design Element** shape the City's overall form and appearance. By continually striving to meet the policies contained in the Element, improvements can be seen throughout the City in its functional and aesthetic quality. Establishing and maintaining high development standards is a significant way in which the Community Design Element can be implemented.

The **Environmental Resources Element** provides a basis to evaluate existing natural resources and plan for their protection. The Element establishes policies concerning conservation, preservation and managed use of air, water, open space and hillsides, biological ecosystems, and historical and/or energy resources. Implementation of this Element is accomplished primarily through the environmental review process. The City complies with the California Environmental Quality Act (CEQA), including requirements established by the California Department of Fish and Game for all projects.

A Native Vegetation Preservation Ordinance has been in effect in Palmdale since 1989. Under the provisions of this ordinance, prior to land development Joshua trees and California Juniper are to be preserved in place or transplanted when feasible. Residents and land developers may request trees for private use on a first come, first serve basis. The City has had to implement an interest list in this regard because interest in this program has been so high.

### **Further Efforts to Implement the General Plan**

The City of Palmdale is currently in the process of updating its General Plan Master EIR. As a part of this effort, a State of the City Report will be generated in 2007, which will evaluate the degree to which the current General Plan has been effectively implemented since it was adopted in 1993. This report will also identify if any changes are needed in order to address the environmental impact of building out the City. If changes are warranted, General Plan amendments will be considered for the City Council action. The updated General Plan Master EIR is anticipated to be complete and certified in 2007.



# **Attachment 1: List of General Plan Amendments Approved Since 1993**

Element	Amendments
Land Use (22 Amendments)	<p>GPA 93-2 corrected mapping and text errors; GPA 94-2 adopted policies for the development of the College Park Palmdale property; GPA 94-3 clarified policies regarding the location of parks and other public facilities and corrected land use mapping errors; GPA 94-4 revised land uses at 14 locations throughout the City and clarified text regarding mobile home parks; GPA 95-1 modified the land use designation on undeveloped industrial land; GPA 95-2 modified the land use designation on a one-acre property to accommodate a mortuary; GPA 96-1 changed the land use map and text to reflect the Downtown Revitalization Plan; GPA 96-2 added a policy regarding development on the east side and reduced the development density within that area; GPA 96-4 assigned land use designations to most areas which had previously been designated as SD; GPA 97-4A through D modified 15± acres on Avenue S at 45<sup>th</sup> Street East from SFR-3 to OC for development of a Kaiser Permanente facility, 28± acres from DC and CC to PF along both sides of Sierra Highway near Avenue Q-6, and .37 acres on 10<sup>th</sup> Street East at Avenue Q-10 from MR to PF for a public parking; GPA 98-2 amended policies to accommodate the College Park Palmdale Specific Plan; GPA 98-3 approved land use map and policies consistent with the Avenue S Area Plan and repealed the Palmdale Park South Specific Plan; GPA 98-4 modified 160 acres from Harris Specific Plan to SFR-3 and OC, modified six acres on 5<sup>th</sup> Street East at Avenue R-5 from MFR to IND and repealed the Rancho Valley Specific Plan; and GPA 99-1 A through M reduced the number of potential new multiple family housing units in the City in response to a moratorium on development of three or more units; GPA 99-2 A &amp; B amended 13± acres from SFR-3 to CC for development of a 33-acre community retail shopping center at 47<sup>th</sup> Street East and Avenue S and 83± acres from BP to IND at the southwest corner of Division Street and Avenue O; GPA 00-02 A through C amended 4.5 acres from OC and CM to PF and .55 acres from SFR-3 to NC to reflect developed conditions; GPA 02-01A&amp;B amended 40 ac. From SFR1 to OS and 33 ac. From SP4 to OS to construct two voter-approved park sites; and GPA 03-02 amended 2.5 acres from OS to RC adjacent to the A.V. Country Club. GPA 03-04A amended 10 acres from NC to SFR-3; GPA 03-04B amended 13.65 acres from RC to CC; GPA 03-07 amended 15.23 acres from SFR-3 to CC; GPA 03-05 amended 37.2 acres from RC (Regional Commercial) to OC (Office Commercial); GPA 04-03 to amend .76 acres from CC (Community Commercial) to CM (Commercial Manufacturing); GPA 05-04 amended 8.6 acres from OC to CC; GPA 05-03 on 5.44 acres from OC to MR and on 27.04 acres from OC to CC; and GPA 06-02 on 8.6 acres from OC to CC.</p>
Circulation (4 Amendments)	<p>GPA 93-2 corrected the right-of-way designation for 6<sup>th</sup> Street East; GPA 94-3 corrected errors on the circulation map; GPA 95-3 updated the circulation map and adopted street cross-sections; and GPA 97-1 changed the designation on certain roadway segments.</p>
Public Services (4 Amendments)	<p>GPA 93-2 eliminated a reference to adoption of the Hazardous Waste Management Plan as an element of the General Plan; GPA 94-3 updated information regarding schools; and GPA 97-3 provided policies regarding telecommunication facilities. GPA 04-05 was an update of the Public Services Element.</p>
Housing (5 Amendments)	<p>GPA 93-2 revised programs which related to transitional housing and emergency shelters; GPA 94-6 updated the status of housing programs and established a "senior housing target area" downtown; GPA 96-3 represented an overall update to the element, updating housing programs and demographic and development statistics; and GPA 00-01, update of the General Plan Housing Element for the planning period 2000-2005. GPA 04-04 minor amendment to the Housing Element.</p>
Safety (2 Amendments)	<p>One Amendment: GPA 93-2 added a policy regarding development near hazardous waste facilities. GPA 04-01 was an update of the Safety Element.</p>
Environmental Resources (3 Amendments)	<p>GPA 93-3 provided clarification for Policy ER6.2.1, which dealt with sand and gravel extraction; and GPA 98-3 amended the list of designated scenic highways to include the Antelope Valley Freeway south of Rayburn Road. GPA 04-01 was an update of the Environmental Resources Element.</p>
Parks, Recreation & Trails - adopted 3/9/94 (2 Amendments)	<p>GPA 96-6 updated the multi-use trail and bikeway plans. GPA 03-06 updated the Parks, Recreation &amp; Trails Element.</p>
Community Design - adopted 12/24/94	<p>GPA 97-2 modified community design policies for industrial development.</p>
Noise (1 Amendment)	<p>GPA 04-04 was an update of the Noise Element.</p>